

DS #: 4512

APN: 138-02-101-015

PROJECT: LONE MOUNTAIN SENIOR APARTMENTS

SUBMITTAL: 6TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: May 17, 2011 <i>MS</i>
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Update # 2 to the Lone Mountain Senior Apartments			COPIES TO: Impulse Engineering
Cross Streets:	Lone Mountain & Rainbow		Ovation Development
File Number:	F:\Depot\DSMemos\DS4512F.ZNAE.doc		Bart Anderson, P.E., DevCo
Parcel Number:	13802101015		CCRFC
Zoning Action:	NEW SDR-41043, SUP-41039		
FEMA Flood Zone	YES ☒	NO	
Proposed Storm Drain	YES	NO ☒	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	11/24/2010 & Supplemental 11/29/2010	12/7/2010	Not Approved	\$400.00	158043: \$400
2 nd Submittal	12/21/2010	1/3/2011	Conditional Approval	\$400.00	159673: \$400
3 rd Submittal	1/25/2011	2/3/2011	CCRFC Conc. Recv'd	N/C	N/C
4 th Submittal	2/7/2011 & Supplemental 2/23/2011	3/3/2011	Not Approved	\$100.00	162205: \$100
5 th Submittal	4/14/2011 & CCRFC	4/14/2011 5/17/2011	Conditionally Approved CCRFC Conc. Recv'd Approved	\$400.00 N/C	166635: \$400 N/C
TOTAL FEES (LDDRS):				\$1,300.00	----

REMARKS: Update # 2 provides the new SDR 41043 and SUP 41039 approvals.

Submittal # 4 Updated the site. The Site Plan has been modified and the development area is reduced in size. A small portion of this site is located in a FEMA Special Flood Hazard Area, Zone AE. No changes to the Flood Zone are proposed.

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Department of Development Services concurrence.
	is conditionally approved subject to FEMA approval of CLOMR.

1. Flood Control will not recommend FEMA review and approval based upon the revised site plan and the reduced flood zone impacts. No structures are proposed within the FEMA Flood Zone.
2. The provided HEC-RAS analysis has made adjustments to the Mannings n-values. Flood Control takes no exception to these revisions as there are appropriate based upon a more detailed review and analysis.

3. This site is adjacent to an ongoing CCRFCD Master Plan facility. The Gowan Outfall – Lone Mountain Branch project has begun construction and the Gowan Outfall project proposes to install a storm drain lateral with a 12.5-foot DM drop inlet on the south side of Lone Mountain Road immediately east of this development. Continue to coordinate the site construction with the Gowan Outfall – Lone Mountain Branch project through Engineering Design; contact Gina Venglass @ 229-6790.
4. The engineer has provided a table on the grading plans that shows the quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
5. This site accepts offsite flows and conveys them through the site. The provided "Public Drainage Easement to be Privately Maintained" is shown on the plans. The proposed easement includes the 100-year flood zone within the project site. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

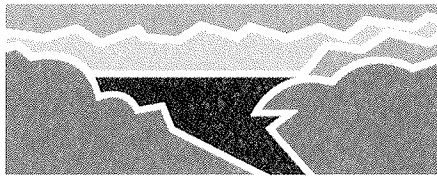
NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS
PBJ

T/R/S: T20S/R60E/S02
AREA L02

REGIONAL FLOOD
CONTROL DISTRICT



Rec'd: 5/9/11
DS 4512
L-02
N/C

Gale Wm. Fraser, II, P.E.
General Manager/Chief
Engineer

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April 28, 2011

Mr. Robert Welch, P.E., CFM
City of Las Vegas Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: UPDATE #1 AND #2 LONE MOUNTAIN SENIOR
APARTMENTS
(DS4512E) (RFCD No. 11-7987)**

Dear Mr. Welch:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated April 12, 2011, and Addendum No. 1 dated April 13, 2011 for above-mentioned project as submitted by IMPULSE CIVIL ENGINEERING. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Public Works dated March 3, 2011.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*. As noted in study, site resides in a Special Flood Hazard Area (SFHA) designated as "Zone AE" per the effective Flood Insurance Rate Map (FIRM). Therefore, consultant should be advised that this acceptance does not serve to amend the FIRM or remove the SFHA.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by IMPULSE CIVIL ENGINEERING may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.
General Manager/Chief Engineer

BY: 
Abigail Mayranda, P.E., CFM
Senior Engineer


Andrew R. Trelease, P.E., CFM
Principal Civil Engineer

AM:ART:sa

c: Peter J. Laas, P.E., Impulse Civil Engineering

P:\Letters and Memos\Local Drainage\Land Development & Drainage\Concurrence Letters\2011\Apr 11\60-2-20-ICE.doc

TRANSACTION REPORT

P. 01

MAY-17-2011 TUE 11:24 AM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAY-17	11:23 AM	4788535	42"	2	FAX TX	OK	775	

TOTAL : 42S PAGES: 2

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